

HIGHWAY 90 FRONTAGE PAD FOR SALE

915 Essex Drive, Sierra Vista



Exclusively represented by

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Traffic Count Source: REGIS Sites USA 2026

HIGHLIGHTS

- The intersection of Fry and 92 is the busiest intersection in Sierra Vista with over 37,000 AADT
- Located at the retail hub of Sierra Vista
- High visibility with multiple access points
- Located 75 minutes southeast of Tucson and 60 minutes north of the U.S. Customs and Border Protection - Douglas Port of Entry
- Douglas and Naco Border Ports of Entry generate high volumes of traffic into Sierra Vista
- Sierra Vista is home to Fort Huachuca with over 5,600 active-duty soldiers
- Adjacent to Food City and Big Lots anchored center
- Neighboring retailers include Harbor Freight, Lowe's, Walmart Supercenter, Fry's, C-A-L Ranch Stores, Target, 7Brew, coming soon HTeaO, and more!

FEATURES

LAND SIZE	±77,101 SF (*Per Cochise County Assessor)
COCHISE COUNTY PARCEL NUMBER	107-51-041B6
ZONING	Multi-Family Residence, Sierra Vista

DEMOGRAPHICS
(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	7,522	34,936	44,653
Avg Household Income	\$97,071	\$95,079	\$103,217
Total Employees	2,080	12,295	14,784

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

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FORT HUACHUCA*



~ 5,600 active-duty soldiers
~ 11,000 military family members
~ 8,000 civilian employees



*Fort Huachuca Source: <https://installations.militaryonesource.mil/>